Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
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Declan Scullion
49/50, Berystede
Leeson Park
Ranelagh
Dublin 6
D06 H7E8

09-Oct-2026

**NOTIFICATION OF DECISION TO GRANT PERMISSION**
**Planning & Development Act 2000, as amended**

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| **Order Number** P/1985/26 | **Date of Order** 09-Oct-2026 |
| **Register Reference** D26A/0133/WEB | **Date Received** 25-Feb-2026 |
| **National Portal Ref:** 120000089891 | |

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| **Applicant:** | Louise and Ruairi Blair |
| **Development:** | a) site clearance of existing yard and demolition of free-standing walls b) construction of 1 number 2-storey 3-bedroom dwelling, accessed via existing private gate off Eden Road Lower with roof-mounted solar panels and rooflight c) 1 no. car parking space d) 1 no enclosed bicycle and bin store e) all associated landscape and site development works and new pedestrian and vehicular gates |
| **Location:** | Rear of 4, Eden Road Lower, Glasthule, Co. Dublin, A96NX00 |
| **Application Type:** | Permission |
| **Time Extension up to and including:** | |
| **Additional Info. Requested/Received:** | 17-Apr-202614-Sep-2026 |

Dear Sir / Madam

In pursuance of its functions under the above-mentioned Act, Dún Laoghaire-Rathdown County Council, being the Planning Authority, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

For the avoidance of doubt the reasons and recommendations set out in the planners report were generally adopted as set out in the Executive Order, this can be viewed at the Council Offices or the Council website.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Signed on behalf of Dún Laoghaire-Rathdown County Council.

*Sharon Peppard*

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for Senior Executive Officer

FIRST SCHEDULE:
REASONS AND CONSIDERATIONS
Having regard to the Objective A zoning of the site, and policies and objectives as set out in the 2022-2028 Dún Laoghaire-Rathdown County Development Plan, as varied, it is considered that the development would not detract from the amenities of the area and is consistent with the provisions of the current Development Plan, and is therefore considered to be in accordance with the proper planning and sustainable development of the area subject to conditions.

APPROPRIATE ASSESSMENT (AA) SCREENING
The proposed development has been screened for AA (report on file) and it has been determined that the proposed development would not significantly impact upon a Natura 2000 Site.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING
Having regard to the nature and scale of the proposed development, which comprises the construction of a single house in a fully serviced urban location, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such a screening determination is not required.

SECOND SCHEDULE:
CONDITIONS

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by way of further information on the 14th September 2026, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The material finishes of the development shall be as per the submitted drawings, unless otherwise agreed in writing with the Planning Authority prior to commencement of development.
REASON: In the interest of visual and residential amenity.

3. All proposed ensuite/bathroom windows shall be fitted with permanently obscure glazing. The use of film is not permitted.
REASON: In the interest of privacy and residential amenity.

4. The following surface water drainage requirements of the Planning Authority shall be complied with in full:
a. The surface water runoff generated by the development shall not be discharged to the public sewer but shall be infiltrated locally to a soakaway, as detailed in the application, in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems (SuDS) of the County Development Plan 2022-2028. The soakaway shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.
b. The applicant shall ensure a minimum wayleave distance of 6.0m (3.0m either side from the external face of the pipe to any building/foundation) shall be provided for all public surface water sewers located within the site.
c. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from driveways entering onto the public realm as required. Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.
REASON: In the interest of public health and sustainable drainage.

5. The following Transportation requirements shall be complied with in full:
a. All necessary measures shall be taken by the Applicant and Contractor to:
i. prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works,
ii. repair any damage to the public road arising from carrying out the works,
iii. avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.
b. The footpath at the end of the laneway shall be dished and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks /chamber covers. With regard to both the dishing and strengthening of the footpath at the end of the laneway, the Applicant shall contact the Road Maintenance & Control Section to ascertain the required specifications for such works and any required permits.
REASON: In the interest of traffic and pedestrian safety and orderly development.

6. The following shall be complied with in full:
a. Site development and building works shall be carried out only between the hours of 08:00 and 19:00, Monday to Friday inclusive, and 08:00 and 14:00 Saturdays.
b. No works shall be permitted on site on Sundays and Public holidays.

c. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority.
REASON: In the interest of orderly development and residential amenity.

Bonds/contributions
7. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€213.16** to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of Surface Water Infrastructure benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9 th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSI Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme).
REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Surface Water Infrastructure benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Note on above Condition: Please note that with effect from 1st January 2014 Uisce Éireann are now the statutory body responsible for both water and wastewater services. Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. Further details/clarification can be obtained from Uisce Éireann at Tel. 1800 278 278.

8. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€3196.20** to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of the Transport Infrastructure benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSI Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme)
REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Transport Infrastructure benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

9. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of **€17896.96** to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Local Authority in respect of the provision of the Community & Parks facilities & Recreational amenities benefiting development in the area of the Planning Authority, as provided for in the Development Contribution Scheme 2023-2028 made by Dún Laoghaire-Rathdown County Council on the 9th of October 2023. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSI Tender Price Index commencing from 1st January 2025. Contributions shall be payable at the index-adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Article 4.7 of the Scheme. Outstanding balances as of the 1st of January each year shall be subject to indexation and adjusted accordingly until the contribution has been paid in full. (See Article 8.3 of the Scheme)
REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Community & Parks facilities & Recreational amenities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

10. This development shall not be carried out without prior agreement, in writing, between the Applicant and the Planning Authority relating to the payment of development contributions.
REASON: Investment by Dún Laoghaire-Rathdown County Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

NOTE 1: The attention of the applicant is drawn to Section 34(13) of the Planning and Development Act 2000, which relates as follows, 'A person shall not be entitled solely by reason of a permission under this section to carry out any development'.

NOTE 2: In advance of making the connections to the public foul/combined sewers, the applicant shall contact the Drainage Area Engineer of DLRCC.

NOTE 3: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

NOTE 4: Any alterations to the drainage systems within the site are a matter for compliance with the Building Regulation.

NOTE 5: The Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required. If this written agreement is not obtained, the proposed development shall be modified only insofar as is required to do this.

NOTE 6: Any floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.

**(1) Submissions / Observations**
**NOTE:** In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning and Development Act 2000, as amended, has had regard to any submissions or observations received, in accordance with the Planning and Development Regulations 2001 to 2012 pertaining to the application.

**(2) Removal of Site Notice**
**NOTE:** The applicant is reminded that in accordance with Article 20 of the Planning and Development Regulations 2001 to 2012, any site notice erected or fixed pertaining to this application shall be removed (if not already done so) following receipt of this notification.

## FURTHER NOTES

### APPEALS

This decision of the Planning Authority does not authorise works to commence and may be appealed to An Coimisiun Pleanala by an Applicant or any person who made submissions or observations in writing in relation to this application to the Planning Authority.

A person who has an interest in adjoining lands in respect of which permission has been granted and who did not make a submission or observation under Section 37(6)(a) of the Planning and Development Act, 2000, as amended may apply to the Coimisiun for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

**The Secretary,**
**An Coimisiun Pleanala,**
**64 Marlborough Street,**
**Dublin 1.**

**Tel: 01-8588100**

Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start.

The Coimisiun must receive an appeal within four weeks, beginning on the date of the decision set out above. A Third Party appeal will be invalid unless accompanied by the prescribed fee and a copy of the acknowledgement of receipt from the Planning Authority in respect of a submission/observation.

### GRANT OF PERMISSION

In the case of a notification of a decision to Grant Permission, where no appeal is received by An Coimisiun Pleanala against the decision, a PERMISSION will be granted by the Council after the expiration of the period for the making of an appeal.

### REFUND OF FEES – REPEAT PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of Planning Authority's decision on the second application. Please consult the Planning & Development Regulations, 2001 to 2010, for full details of fees, refunds and exemptions.